



Town of West Tisbury

PLANNING BOARD

P. O. Box 278

West Tisbury, MA 02575-0278

508-696-0149

planningboard@westtisbury-ma.gov



APPLICATION FOR SITE PLAN REVIEW

Date: Wednesday 23 Sept, 2026

Date Received by Planning Board: _____

Name of Applicant and Mailing Address: TANYA AUGUSTINOS
PO BOX 1519, VINEYARD HAVEN, MA 02568

Telephone Number(s): 508 939 0518

Name of Owner and Mailing Address (If not Applicant): GEOFF ROSE /
PATIENT CENTRAL of MARTHA'S VINEYARD, LTD

Map and Lot # and Street Address of Subject Property: MIL L 101
510 STATE ROAD, WEST TISBURY

Applicant is: SUB TENANT (Owner, Tenant, Purchaser, Other)

Applicable Section of Zoning Bylaw: SECTION 3.1 - 1 RETAIL BUSINESS

Date(s) and Title(s) of Plans Submitted: OCT 4, 2020
SCHEMATIC SITE PLAN IN WEST TISBURY, MA

Brief Description of Proposal:

POP UP ART GALLERY - ARTWORK BY SEVERAL
ARTISTS, INCLUDING PAINTINGS and other mediums

PERIOD OCTOBER THROUGH DECEMBER 2026

HOURS THURSDAY - SUNDAYS 11 AM - 5 PM and by
APPOINTMENT.

OPERATED by Tanya Augustinos and parttime
staff by Chandler Biggs.

and see Attached.

Signed: Theresa H. Lee
Title(s): Analyst

Date Paid: _____

Size of Subject Lot: 3/4 acre Zoning District: MB

Other Boards Involved with the Permitting: _____

Within an Overlay District?

Martha's Vineyard Commission Referral Required? If So, MV Checklist Items:

September 24, 2026

Planning Board of West Tisbury
1059 State Road
West Tisbury, MA 02575

To the Planning Board,

Please be advised that Patient Centric of Martha's Vineyard, Ltd., grants permission to AGallery to sublet space at 510 State Road, West Tisbury, as a pop-up art gallery from October-December 31, 2026.

A handwritten signature in black ink, appearing to read "Geoff Rose", with a long horizontal flourish extending to the right.

Geoff Rose
Lessee of 510 State Road.

A Gallery Pop Up at 510 State Road
October - December 31, 2026



FREE STANDING SIGN:

1 @ 24"W x 9 1/2"H x 7/8"

MATERIALS:

- Vinyl wood board

= 1.583 square feet

On existing wooden sign post at
driveway entrance. On hooks.

Proposal:

for A Gallery Art & Design Pop Up
Period: October to December 31, 2026

Holiday Art by local artists - paintings and other mediums.

Artists include several current (and deceased) West Tisbury residents, such as Rez Williams, Lucy Mitchell, Nancy Shaw Cramer, Leslie Baker, Ruth Kirchmeier, Richard Lee, and others.

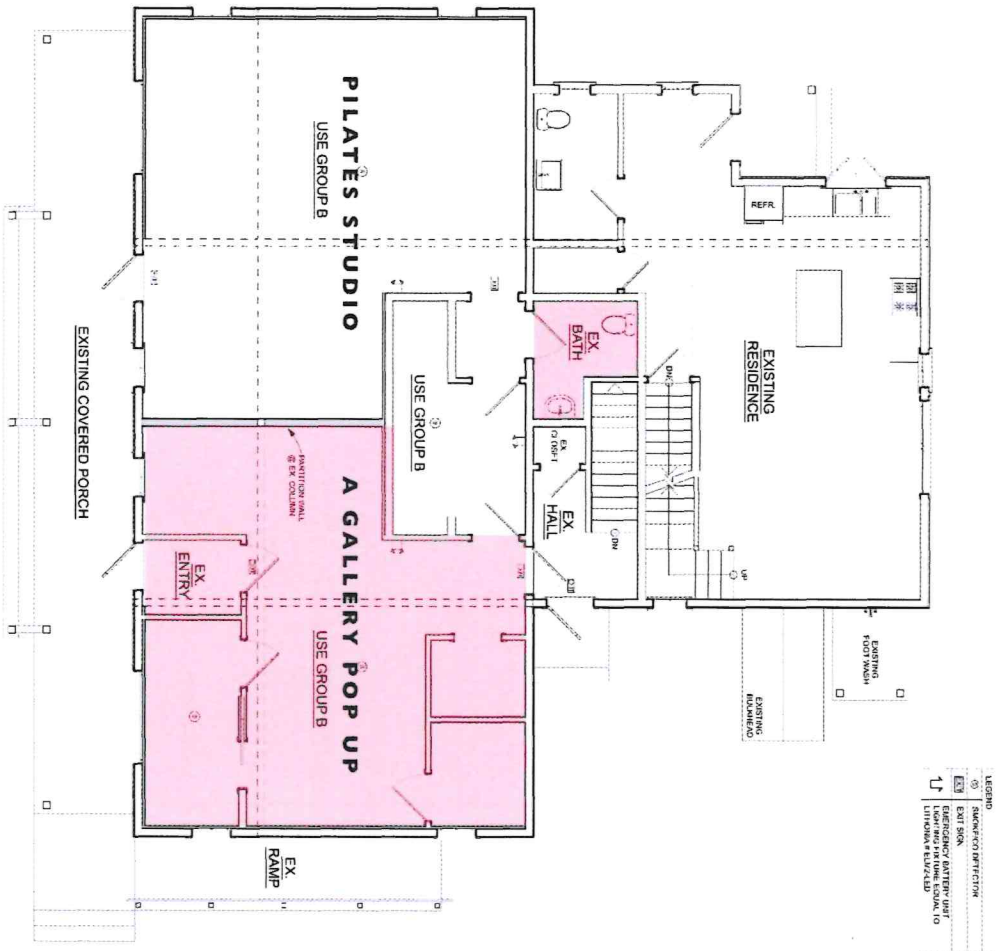
Hours of operation: Thursday - Sundays 11am - 5pm
And by Appointment.

No *Grand Opening* is planned.

History:

A previous iteration of A Gallery has occupied the location (entire commercial space) - from 2018 to beginning 2020, before the Dispensary opened.

A Gallery was on Main Street, Edgartown last year in the Levine building across from the Edgartown Bookstore, and operated exclusively online this year, due to the Levine (old Sun Dog space being for sale and occupied by a longer term tenant).



PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND
EXISTING RESIDENCE
EXISTING BATH
EXISTING HALL
EXISTING RAMP
NEW ADDITION

CODE REVIEW

EXISTING CONDITIONS:

The existing building is a one and a half story wood framed structure with a concrete foundation and full basement, constructed in 2010 and consisting of +/- 2,912 Net Square Feet (NSF). It is a Mixed Use building with a first floor business (B) use of +/- 1,410 NSF, accessed off State Road, and one, two story, residential (R3) apartment of +/- 1,502 NSF accessed from the rear. The building has a basement (basement of +/- 1,895 Gross Square Feet (GSF), a first floor of +/- 1,895 GSF occupied by both the B and R3 uses, and a second floor of +/- 990 GSF which is the upper level of the R3 use. The original plans show both vertical and horizontal fire separation, noted as 5/8 sheetrock, at all of the areas where the B use and the R3 use abut. The building has a compliant handicapped accessible restroom for the B use. There is a conforming 1'12 wood ramp with handrails for access from the parking area to the building. The ramp is accessible by a concrete walkway that is 5 feet by 5 feet, connected to a designated handicapped parking space that is 13 feet wide by 20 feet long, and has a stone dust surface and a permanent sign.

SCOPE OF WORK:

Fire Sprinklers: None. At a 3-19-2019 BCAB Hearing, it was determined by the Board that a fire sprinkler system is not required if the building contains a B use and an R3 use.
Use Groups: B - Business / Out Patient Clinic - R3 - Residence (IBC 2015 - 310.5)
Hazard Index: 4 for both uses (IBC 2015 - Table 1012.4)
Accessibility: Compliant.

PROPOSED CONDITIONS:

Construction Type: 5B (No Change)
The first floor business space will have a single user, a pilates studio, and is being demised into two equal spaces of +/- 705 NSF. The proposed, public access, pilates studio will occupy one side of the space and the other side will be used for offices and storage for the pilates studio. The proposed work consists of constructing a non-bearing G.W.B. partition to create the two spaces, and minor electrical work incidental to the construction.

PROPOSED CONDITIONS:

Construction Type: 5B (No Change)
Use Groups: B - Business - Pilates Studio - R3 - Residential (No Change)

The B use is allowed under IBC 2015 - 303.1.3 - Small Buildings and Tenant Spaces:
"A building or tenant space used for assembly purposes with an occupant load of less than 50 persons shall be classified as a Group B occupancy."

Occupancy Load: 50 S.F. Gross for Exercise / 705 = 14. Pilate classes will have 12 participants and 2 instructors.
Fire Sprinklers: None
Hazard Index: 4 - No Increase in Hazard Index. Full compliance with IBC 2015 not required.
Accessibility: Compliant.

IBC 2015 COMPLIANCE METHOD: Alteration Level 2: Work Area Compliance

BUSINESS USE EGRESS: Occupancy Load: Total = 21 (14 for pilates classes and 7 for office space calculated at Business Use - 100 S.F. Gross / 705 = 71)

Minimum Required Exits: 1 in each business space by occupancy load (IBC 2015 - Table 1006.3.1).
Exits Provided: 2 in each business space.
Minimum Egress Door Width: 32 inches clear (IBC 2015 - TABLE 1010.1).

FIRE PARTITION RESISTANCE RATINGS:

Business Use Demising Wall: None (IBC 2015 - Table 508.4)

BUSINESS USE FIRE PROTECTION REQUIREMENTS:

Fire Extinguishers: 1 Required in each space / 1 Provided (IBC 2015 - 906.1.1)
Exit Signs: Required (IBC 2015 - 1013.1)
Emergency Lighting: Required (IBC 2015 - 1008.2)

RESTROOM FIXTURES (24B CMR):

There is an existing A.B. restroom, single user, restroom on the first floor which is accessible to both business spaces. There is no requirement for more than one restroom. The business space is under 20 occupants and 2,000 S.F. (24B CMR - 10.10.18.1.4)



FOR PERMIT ONLY